

ORDINANCE NO. 1013

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; BY GRANTING A SPECIFIC USE PERMIT FOR THE OPERATION OF A CAR WASH IN PD-3(LR-2) ZONING DISTRICT, SAID CAR WASH TO BE LOCATED ON A 0.581 ACRE TRACT OF LAND LOCATED AT THE NORTH END OF PD-3(LR-2); PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of changes of zoning under the Zoning Ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the Governing Body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, be and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for operation of a car wash in PD-3 Zoning District allowing LR-2 uses and the location of said use to be on a 0.581 acre tract of land at the north end of PD-3(LR-2) Zoning District and more specifically described as follows:

BEGINNING at a point in the East ROW line of Josey Lane, same point being 684.80 feet South of the intersection of the south ROW line of Valwood Parkway and the East ROW line of Josey Lane:

THENCE N 86° 20' E 125.00 feet to a point for corner;

THENCE N 0° 34' W 121.00 feet to a point for corner same point lying in the south ROW line of a 30.0 foot wide easement;

THENCE East 75.00 feet along with the south ROW line of easement to a point for corner same point being the northeast corner of this tract;

THENCE South 84.20 feet to a point for corner, same point being the PC of a curve to the left;

THENCE around a curve to the left having a radius of 500.58 feet, a central angel of 17° 12' 33" a length of 150.35 feet, a chord of 149.79 feet, and a tangent of 75.75 feet to the PT of the curve;

THENCE S 72° 47' 27" W 88.00 feet to a point for corner, the PC of a curve to the right.

THENCE around a curve to the right in a northerly direction having a radius of 588.58 feet, a central angle of 9° 27' 12" a length of 97.11 feet, a chord of 97.01 feet (bearing N 12° 28' 11"W) a tangent of 48.66 feet to a point for corner same point being the PT of the curve;

THENCE S 82° 14' 39" W 112.00 feet to a point for corner, same point lying in the east ROW line of Josey Lane and being the PC of a curve;

THENCE around a curve to the right in a northerly direction having a radius of 700.58 feet, a central angle of 4° 05' 21", a length of 50.00 feet, a chord of 49.99 feet (bearing N 5° 42' 41" W), a tangent of 25.01 feet to the PT of the curve and the place of BEGINNING containing 25,317 square feet, 0.581 acres more or less.

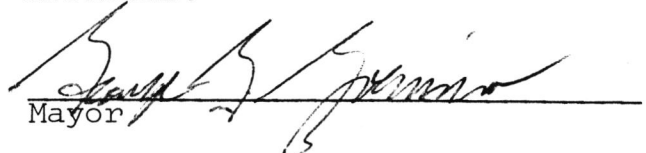
ta SECTION 2. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as amended herein by the granting of a Specific Use Permit for the operation of a car wash as described herein only.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred (\$200.00) Dollars for each offense.

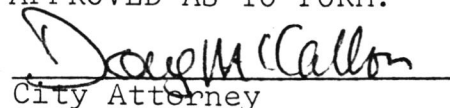
SECTION 4. Whereas, it appears that the above described property requires that it be given the above Specific Use Permit in order to permit its proper use and development, and in order to protect the public interest, comfort and generally welfare of the City of Farmers Branch, and creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on the 1st day of July, 1974.

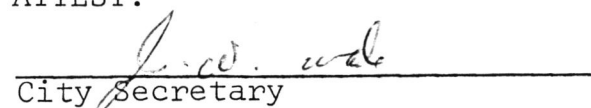
APPROVED:


Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Secretary